

# Fort Trumbull

## Parcels 2A, 2B, 2C, 3B

### RCDA- Proposal update

New London, CT  
**April 18, 2019**

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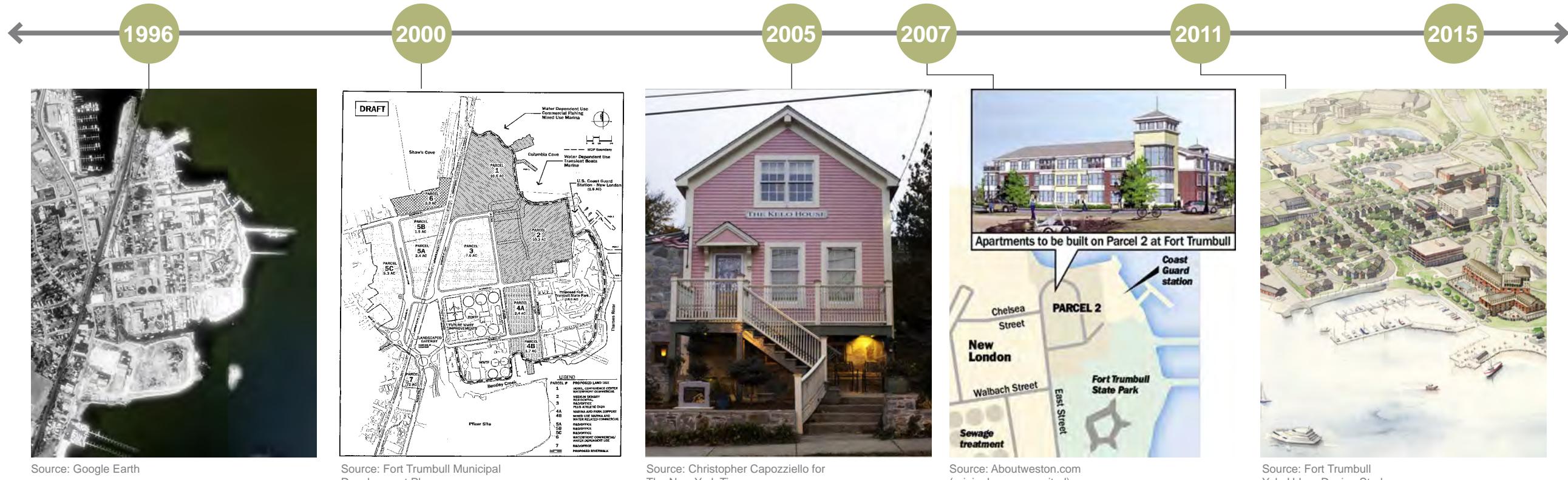
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# LOOKING BACK

A timeline of the Fort Trumbull residential site



**1996**  
Naval Warfare  
Center Closure

**2000**  
Fort Trumbull Municipal  
Development Plan

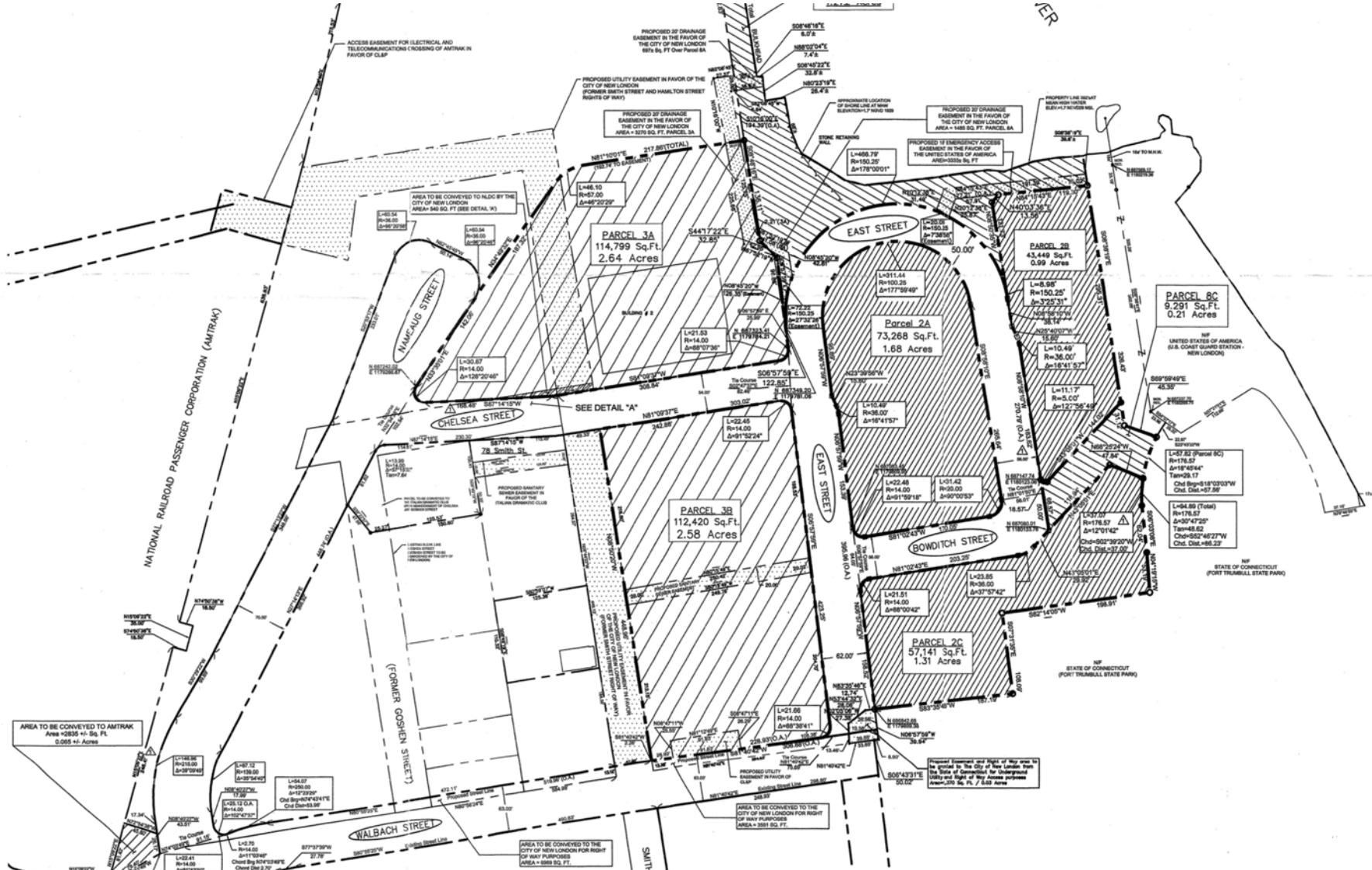
**2005**  
Kelo Ruling

**2007**  
Corcoran Jennison  
Proposal

**2011**  
River Bank Village  
on the Thames  
  
Fort Trumbull  
Yale Urban Design  
Study

# SITE SURVEY

Existing boundaries of Parcels 2A, 2B, 2C, and 3B



Survey prepared by Diversified Technology Consultants, 556 Washington Avenue, North Haven, CT 06473 - Phase IIA Disposition Map dated August 11, 2004

PARCEL	AREA (acres)	PURPOSE
2A	1.68 ac	RESIDENTIAL
2B	0.99 ac	RESIDENTIAL
2C	1.31 ac	RESIDENTIAL
3A	2.64 ac	COMMERCIAL
3B	2.58 ac	COMMERCIAL
8A	1.21+ ac	RIVERWALK
8B	0.3+ ac	RIVERWALK
8C	0.21 ac	ACCESS TO COAST GUARD

Notes:

1. This map and survey have been prepared pursuant to the Regulations of Connecticut State Agencies Sections 20-300b-1 through 20-300b-20 and "The Minimum Standards for Surveys and Maps in the State of Connecticut" as adopted by the Connecticut Association of Land Surveyors on September 26, 1996.

2. The type of survey performed on the mapped features depicted herein are in accordance with the requirements of a Property/Boundary Survey.

3. The boundary determination / opinion is based upon an Original Survey, in that the base information for the creation of the individual parcels is derived from Perimeter Surveys of the subject blocks. Property/Boundary surveys of the individual parcels were not undertaken. Field determination of the Mean High Water Line was completed by Diversified Technology Consultants in 2003.

4. This map conforms to Class A-2 horizontal accuracy standard and is based upon the Connecticut State Plane Coordinate System 1983, General State Horizontal Control set, by Dicesere-Bentley Engineers, Inc. for the improvements to the Pfizer Corporation site. (See Note 6)

5. The location of all underground utilities, depicted herein, are approximate and are based upon limited field location of visible surface utility structures only i.e. catch basins, manholes, gates etc., and limited compiled data from the respective utility companies. General guidelines for operating all contractors are to contact CALL BEFORE YOU DIG 1-800-922-5455 for location and mark out any utility prior to any excavation or construction procedure.

6. Reference is hereby made to the following maps:

A. "Property Survey Property of New London and Martin J. O'Meara Jr. Prepared for PRIZER Inc. Pequot Avenue and Trumbull Street New London, Connecticut" scale 1"=80' dated April 23, 1998 and prepared by Dicesere-Bentley Engineers, Inc.

B. "Division Map And Description Of Environmental Land Use Restriction Within Naval Underwater Warfare Center Parcel E Upon Land Of The United States Of America Prepared For The New London Development Corporation Smith Street & Walbach Street New London, Connecticut" scale 1"=100' dated September 12, 2002 and prepared by Stein Survey.

C. "Map Showing Property Of The National Railroad Passenger Corp. To Be Conveyed To New London Development Corp. New London, CT Construction Documents Property North Of Walbach Street" scale 1"=60' dated October 11, 2001 prepared by Diversified Technology Consultants.

D. "Fort Trumbull Municipal Development Project New London, CT Survey Documents Boundary Map, Parcel E & F scale 1"=60' dated September 18, 2001 prepared by Diversified Technology Consultants.

E. "Acquisition and Disposition Map Fort Trumbull Municipal Development Project New London, CT Original Survey Parcel 1, Hamilton Street, Smith Street And Nameaug Street Extension scale 1"=60' dated June 27, 2002 prepared by Diversified Technology Consultants.

7. The majority of the horizontal control as well as the property/boundary evidence has been disturbed during the construction phase of this project.

Scale 1" = 200'-0"

0' 100' 200'



# TIMES OF THE THAMES

A timeline of New London, CT

## CHAPTER ONE

### 1646 - English Settlement

Area called Nameaug by the Pequot Indians founded as an English settlement by John Winthrop, Jr.

1646  
1658

### March 10, 1658

Nameaug is renamed to New London after London, England.

### September 6, 1781 - New London Raided

Only one major Revolutionary War battle was fought in Connecticut, which occurred at New London. British forces under Benedict Arnold landed at New London on the banks of the Thames River in an attempt to destroy the privateer fleet, goods and supplies, and naval stores.

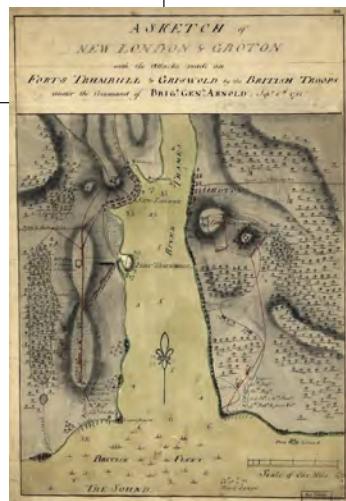


Benedict Arnold - Library of Congress, Prints and Photographs Division  
Image Source: <http://connecticuthistory.org/benedict-arnold-turns-and-burns-new-london/>

1775-1777  
The 1st Fort Trumbull built as earthwork fort.

1777  
1781  
1784

1784  
New London incorporated as a city.



A sketch of New London & Groton with the attacks made on Forts Trumbull & Griswold by the British troops under the command of Brigr. Genl. Arnold, Sept. 6th, 1781 – Library of Congress, Geography and Map Division  
Image Source: <http://connecticuthistory.org/benedict-arnold-turns-and-burns-new-london/>

### 1840's and 50's - Peak of Whaling

New London was the 2nd busiest whaling port in the world, bringing great wealth into the city and funding much of the city's present architecture.

1839  
1850

### 1839-1852

The 2nd Fort Trumbull was built and still stands today.



Fort Trumbull by Seth Eastman, 1839  
Image Source: [http://www.fortwiki.com/File:Fort\\_Trumbull.jpg](http://www.fortwiki.com/File:Fort_Trumbull.jpg)

## CHAPTER TWO

1910  
U.S. Coast Guard Academy moves to New London.

1910  
1917  
1946

1917  
U.S. Navy Submarine School formally established at New London Naval Base, Groton



U.S. Coast Guard Seal, 1915  
Image Source: <http://www.uscg.mil/history/FlagIndex.asp>

## CHAPTER THREE

1946 – Naval Underwater Sound Laboratory  
New London becomes focal point for submarine research and development.

2005  
2005  
Kelo Ruling

# CH 1: BUILT TO LAST

The architecture of Fort Trumbull



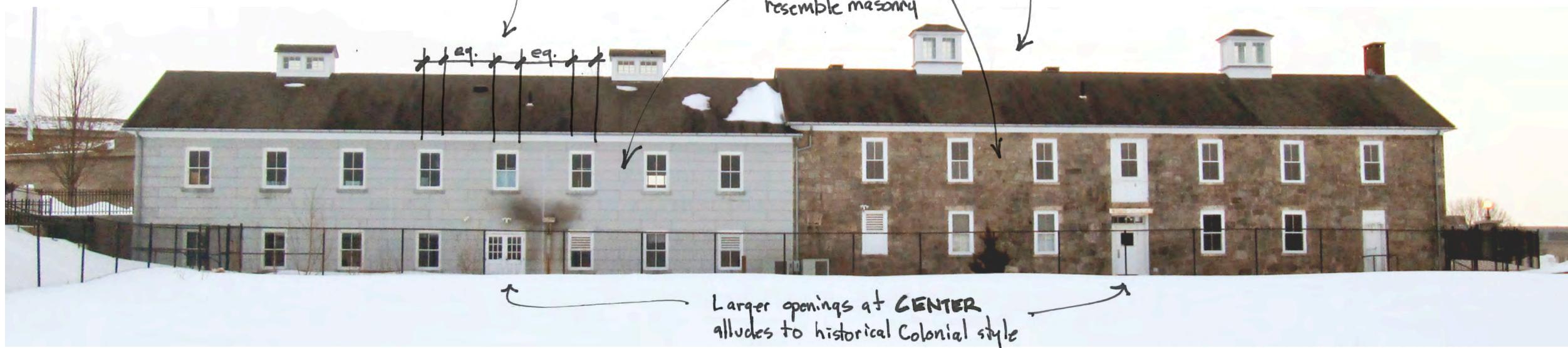
VISITORS CENTER

TOP FLOOR is an addition with modern materials



FORT TRUMBULL

- Walls were BUILT TO LAST!
- Thick, heavy MASONRY WALLS (Granite)
- Windows are VERTICAL PUNCHED OPENINGS



Bunkhouses are SIMPLE, PLANAR, with EVENLY SPACED windows.

Long HORIZONTAL MASSES

stone MASONRY,  
siding shaped to resemble masonry

Emphasis on CORNER MASSES  
allowed for more expansive views  
(+ line of fire)

t

Larger openings at CENTER  
alludes to historical Colonial style

FORT TRUMBULL CONFERENCE CENTER

# CH 2: CREATING ARCHITECTURAL ICONS

Precedent buildings in New London: Historic, Renovations, and Local Icons



Fort Trumbull Barracks Buildings

1870



Crocker House Building

1872



Corner of State and Bank Street



New London Union Station

1888



Historic Monte Cristo Cottage

1888



New London Public Library

1892



New London Ledge Lighthouse

1909



The Mohican Building

1896

Seal of New London  
The 'Whaling City'  
*Mare Liberum*  
(*The Freedom of the Seas*)

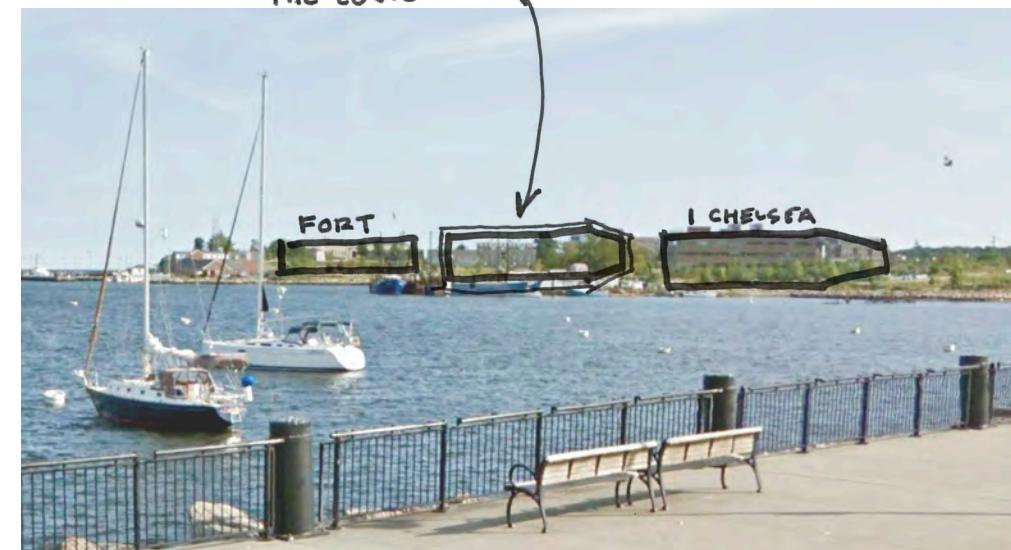


# CH 2: POSTCARDS FROM DOWNTOWN

Picking up on cues from Downtown New London



ENTRY is announced through special form



VIEW FROM DOWNTOWN  
(Google Earth image)

# CH 3: THAMES-ING THE RIVER

Understanding the wharf through the Electric Boat facilities



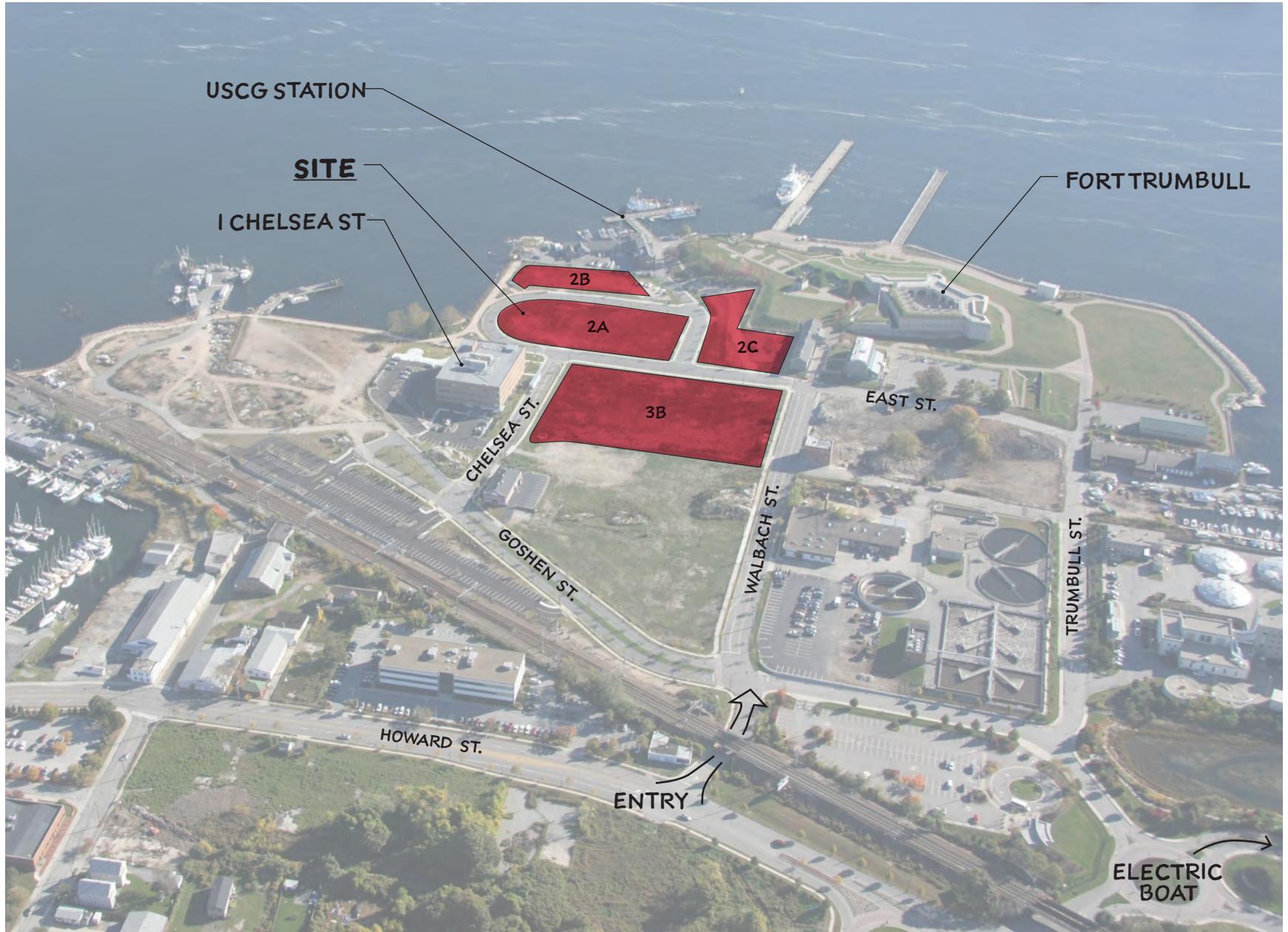
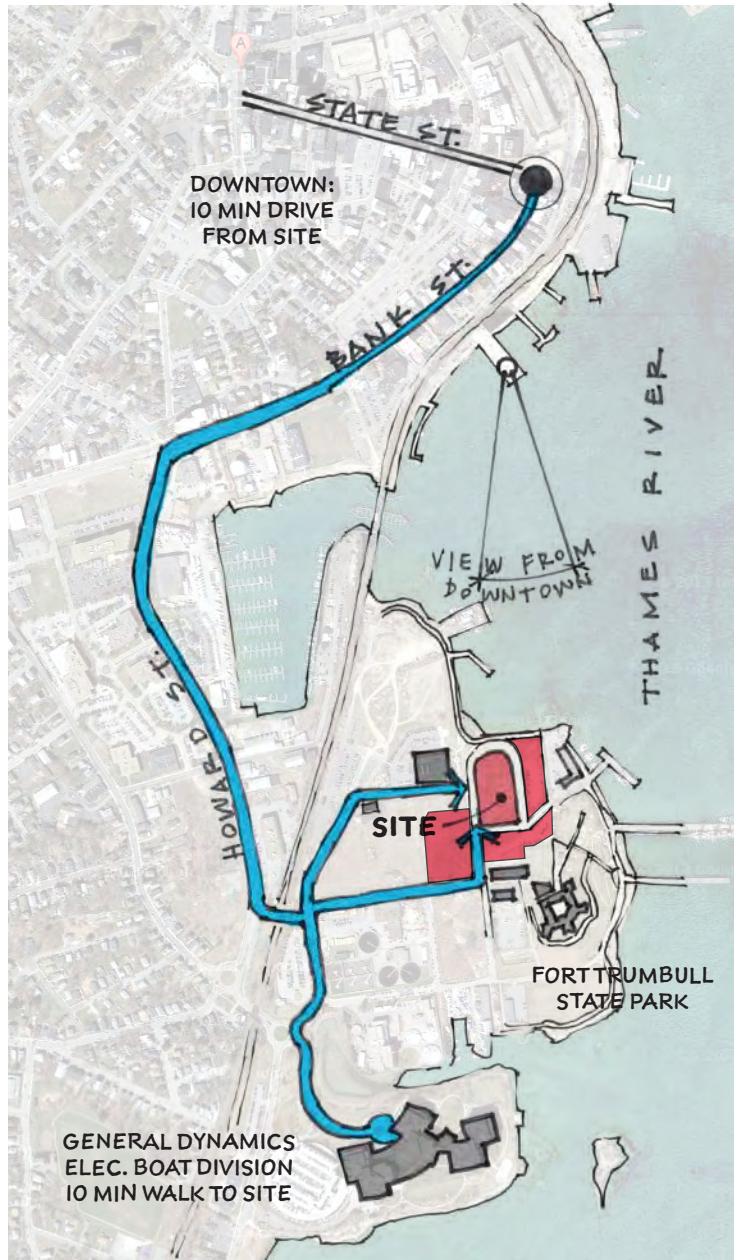
View of New London from Electric Boat's Groton location



View of General Dynamics' Electric Boat facilities in Groton

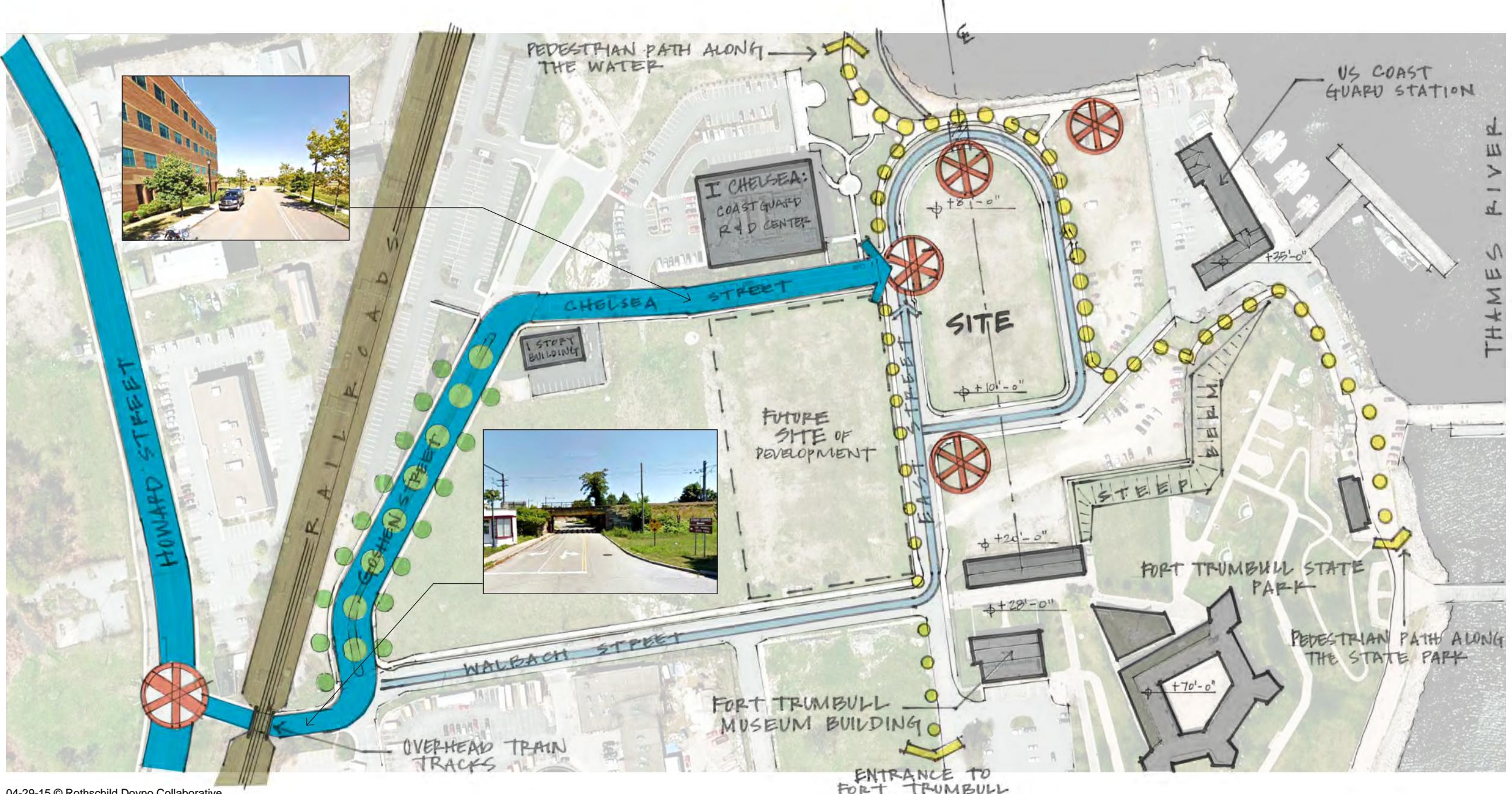
# ZOOMING OUT

Understanding the larger context of the site



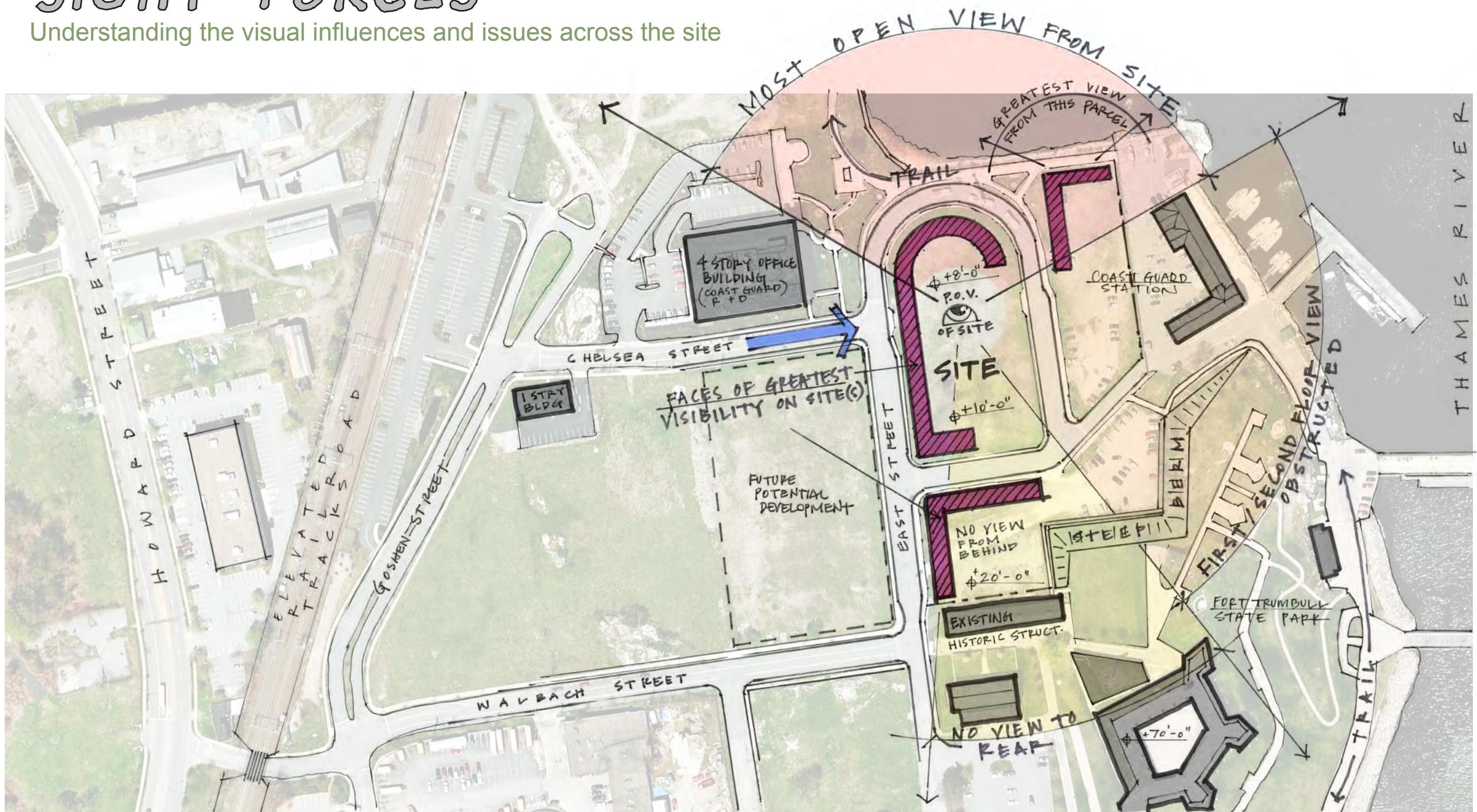
# SITE FORCES

Understanding the external influences around the site



# “SIGHT” FORCES

Understanding the visual influences and issues across the site



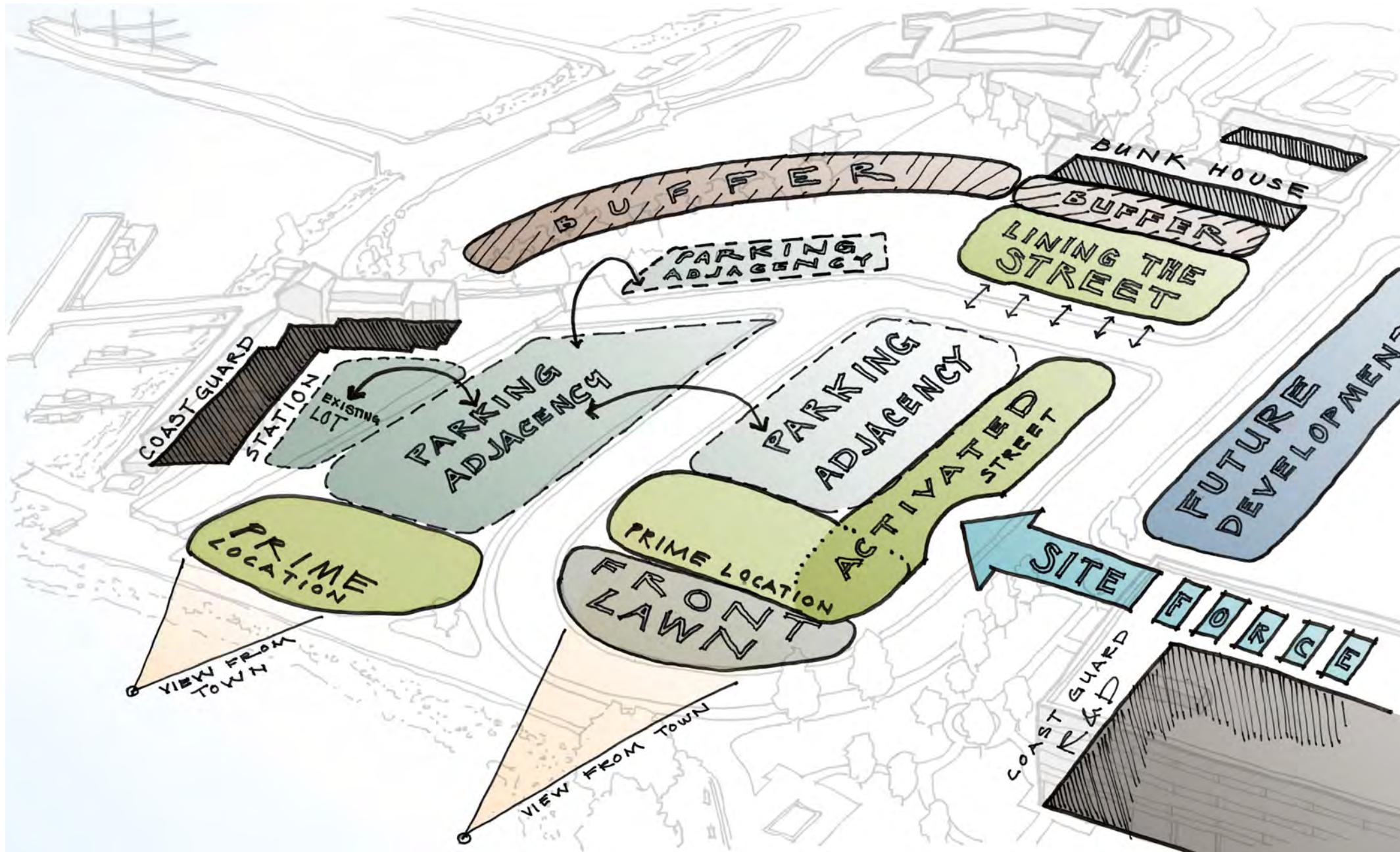
# HEIGHT FORCES

The influence of site topography and existing building heights



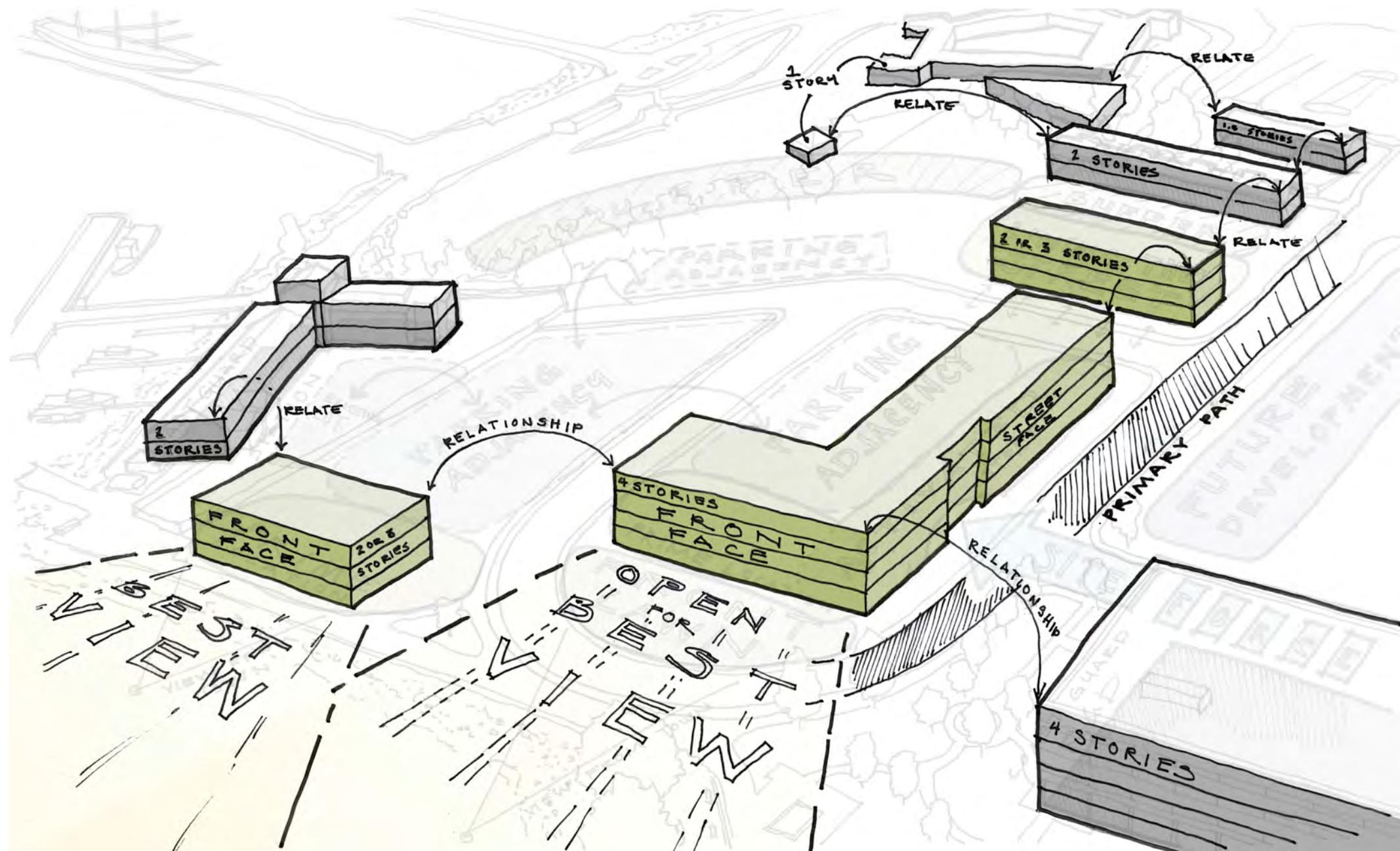
# SITE SPECIFIC

Parking is grouped and shielded from view



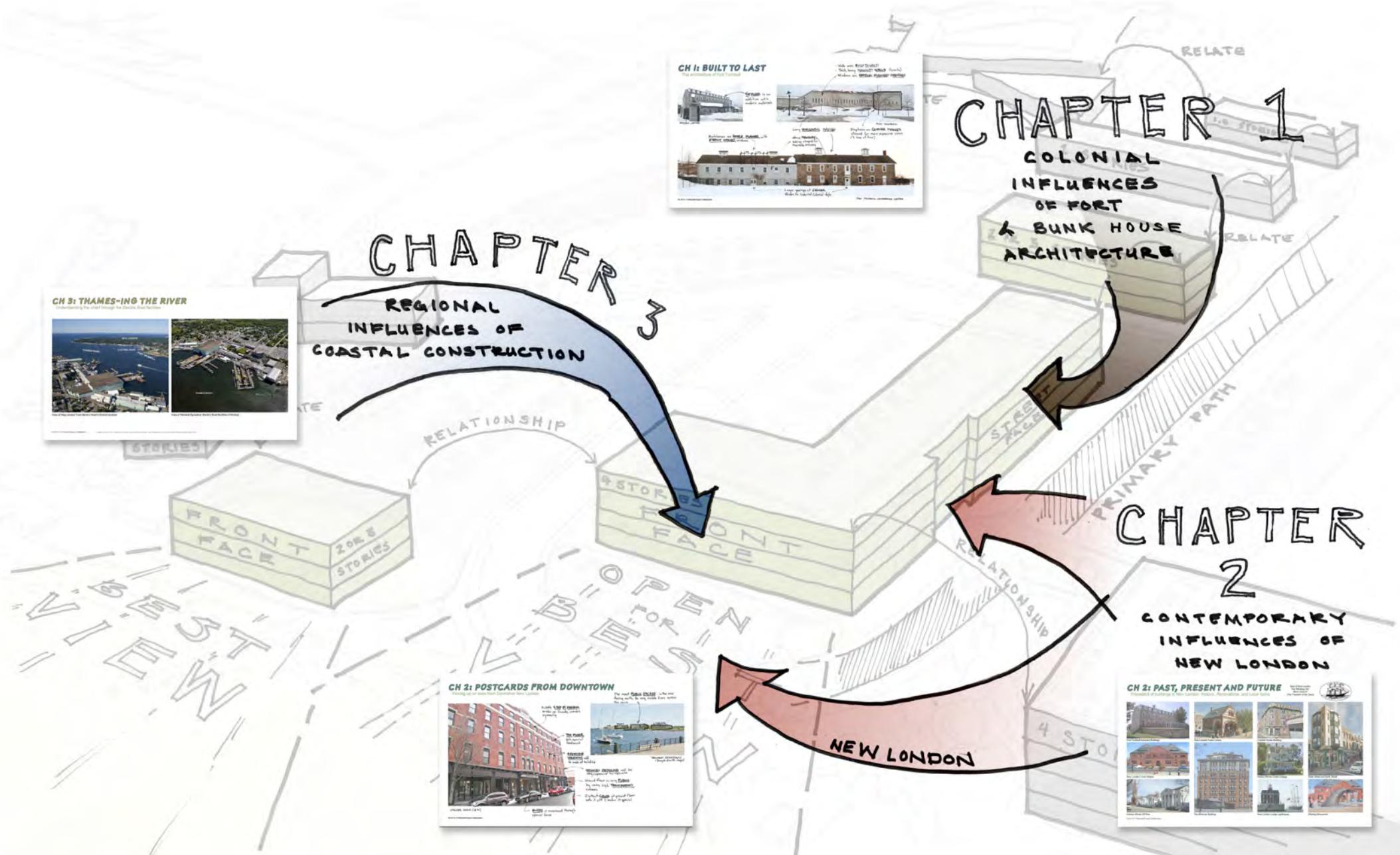
# SITE SPECIFIC

The third mass relates to both the Bunk House and the proposed primary building



# SITE SPECIFIC

The Chapters of New London



# SITE SPECIFIC



# WHAT WE HEARD

COMMENTS FROM APRIL 29, 2015 DESIGN REVIEW WITH RCDA BOARD

## ARCHITECTURE

- Agree with GENERAL APPROACH.
- Refer to local HISTORIC PRECEDENTS:
  - (1) Crocker House - brick structure originally had mansard roof
  - (2) Washington Street Coffee House - large industrial windows
  - (3) New London schools - brick structure with gabled roof
- Incorporate AUTHENTIC MATERIALS and APPROPRIATE BRICK DETAILS.
- Continue to further the design of the POSTCARD VIEW of the apartment building, including turning the corner.
- Develop the architectural design from the STREET LEVEL and the PEDESTRIAN experience.
- Looking forward to seeing how the TOWNHOME design advances.
- Consider GEOTHERMAL OR SOLAR to offset expensive electric costs.



(1) Crocker House with original Mansard Roof

Image Source: <http://www.cthistoryonline.org/cdm/singleitem/collection/cho/id/12659>

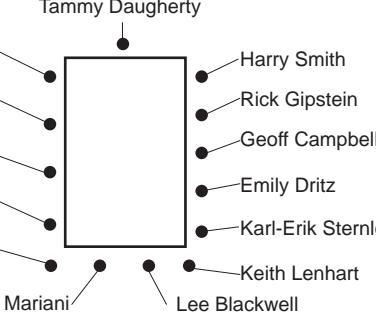
## SITE

- Consider alternative locations for the SWIMMING POOL
- Incorporate LANDSCAPE BUFFERS at the parking lots
- Consider SITE LIGHTING to improve sidewalk safety and comfort



(2) Large industrial windows near Washington Street Coffee

Image Source: Google maps street view



Tammy Daugherty

Harry Smith

Rick Gipstein

Geoff Campbell

Emily Dritz

Karl-Erik Sternlof

Keith Lenhart

Lee Blackwell

Linda Mariani

John Brooks

Mark Christianson

Jason Kambitsis

John Thompson

Dan Mancosh

## PROCESS

- Important to show the EVOLUTION OF THE DESIGN.
- The design can be PUBLICLY ACCESSED for review.
- SCHEMATIC DESIGN REVIEW should occur before applying to Planning and Zoning.
- DESIGN DEVELOPMENT REVIEW should occur after SD approval.
- CONSTRUCTION DOCUMENT REVIEW should occur after DD approval.



(3a) Brick structure with gabled roof - OIC of New London County, 106 Truman St

Image Source: Google maps street view

(3b) Brick structure with gabled roof - Regional Multicultural Magnet School 1 Bulkeley PI

Image Source: Google maps street view

# THE NEXT GENERATION

PHASED DEVELOPMENT OPTION WITH 104-UNITS IN PHASE ONE

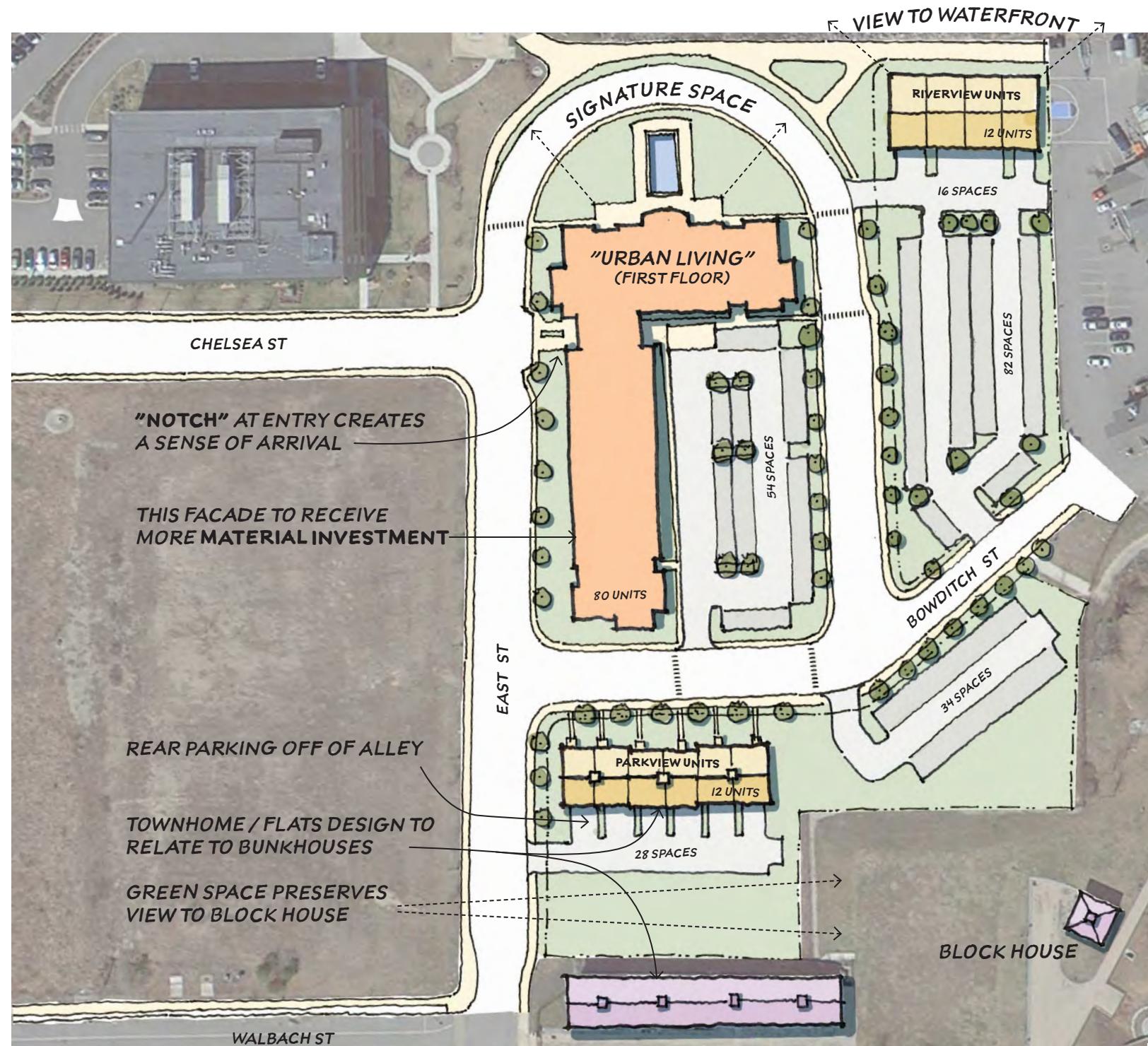
Phase I Program

<b>TYPE</b>	(1) 80-Unit Apartment Building (12) 25' x 50' Riverview Units (12) 25' x 40' Parkside Units
<b>UNITS</b>	80 Units (Apartments) <u>24 Units (Stacked Flats)</u> 104 Total Units
<b>PARKING</b>	Resident Parking 42 One Bedroom Units 42 x 1.5 spaces per unit = 63 spaces
	62 Two Bedroom Units 62 x 2.0 spaces per unit = 124 spaces
	<b>187 spaces required (Residents)</b>
	Visitor Parking 1.0 spaces per 4 units 104 units / 4 = 26 spaces required
	<b>213 spaces required / 214 provided</b>

LEGEND

- Apartment Building
- Townhomes
- Existing Buildings
- Open Space

Scale 1" = 100'-0"  
0' 25' 50' 100' 200'

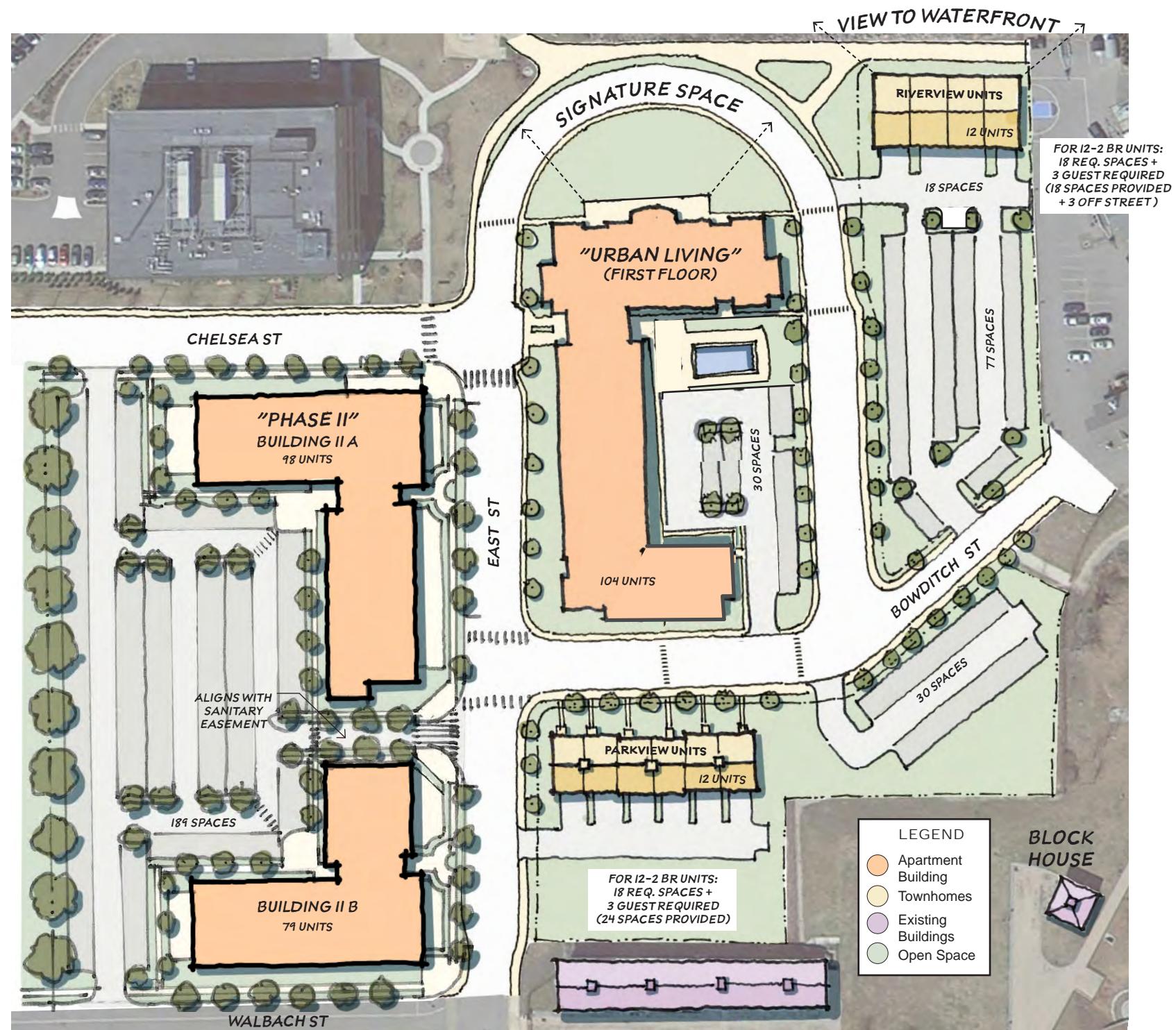


# GENERATING ALTERNATIVES

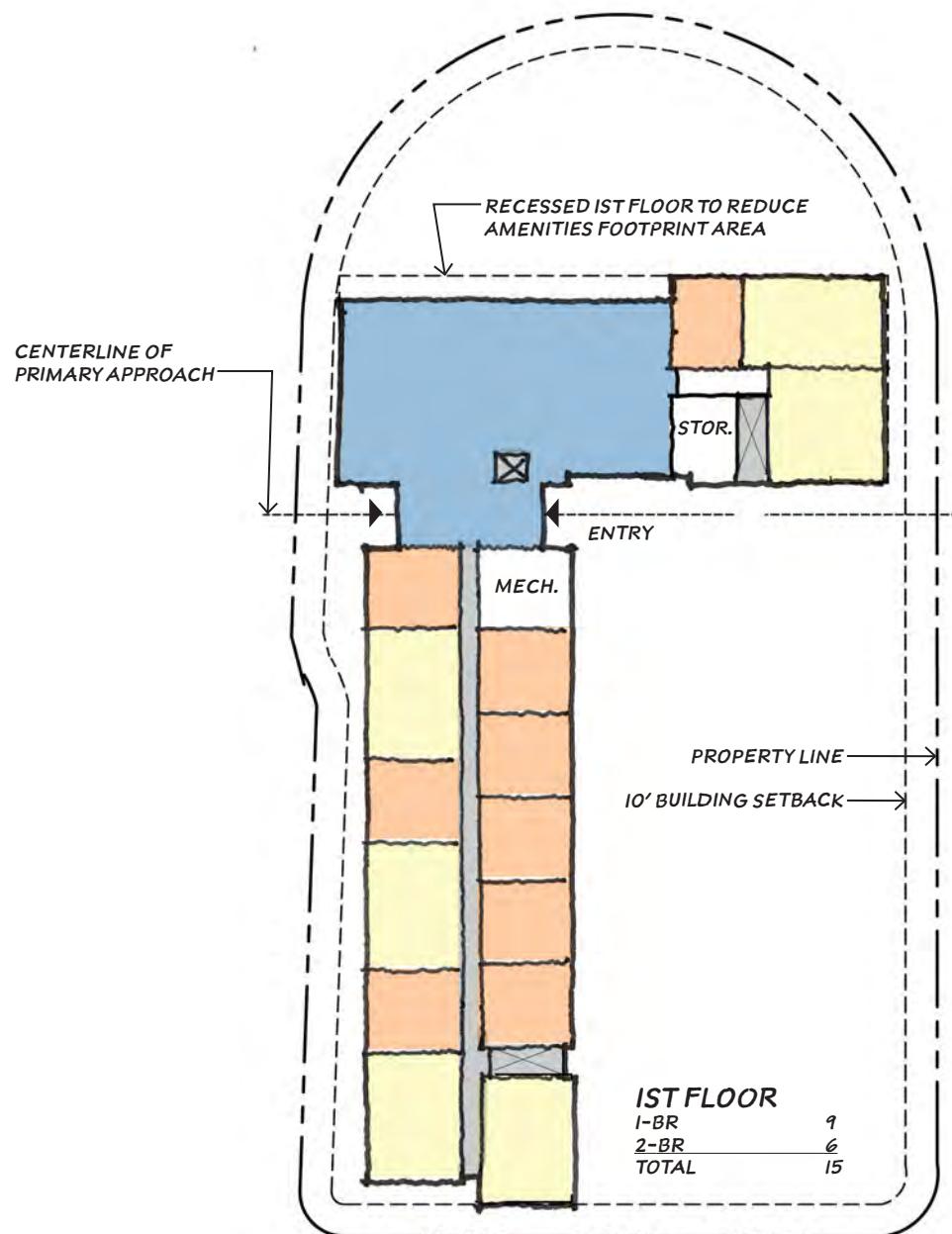
## PHASED DEVELOPMENT OPTION WITH PHASE TWO APARTMENTS

	Phase I Program:	Phase II Program:
<b>TYPE</b>	(1) 104-Unit Apt Bldg (12) 25' x 50' Riverview Units (12) 25' x 40' Parkside Units	(2) Multi-Unit Apt Bldgs (98) Building II A units (79) Building II B units
<b>UNITS</b>	104 Units (Apartments) <u>24 Units (Stacked Flats)</u>  128 Total Units	177 Total Units (Apartments)  177 Total Units
<b>PARKING</b>	<b>Apartment Resident Parking:</b>  104 spaces req'd (Residents) 26 spaces req'd (Visitors)  130 spaces required 137 Total spaces provided  <b>Riverview Resident Parking:</b> 18 spaces req'd (Residents) 3 guest (Visitors)  21 spaces required 21 spaces provided  <b>Parkview Resident Parking:</b> 18 spaces req'd (Residents) 3 guest (Visitors)  21 spaces required 24 total spaces provided	<b>Apartment Resident Parking:</b>  189 sp req'd (Residents) 45 spaces req'd (Visitors)  234 parking spaces req'd 245 spaces provided

Scale 1" = 100'-0"  
0' 25' 50' 100' 200'



# UNIT MIX



CONVERSION FACTOR  
(3) 1-BR = (2) 2-BR

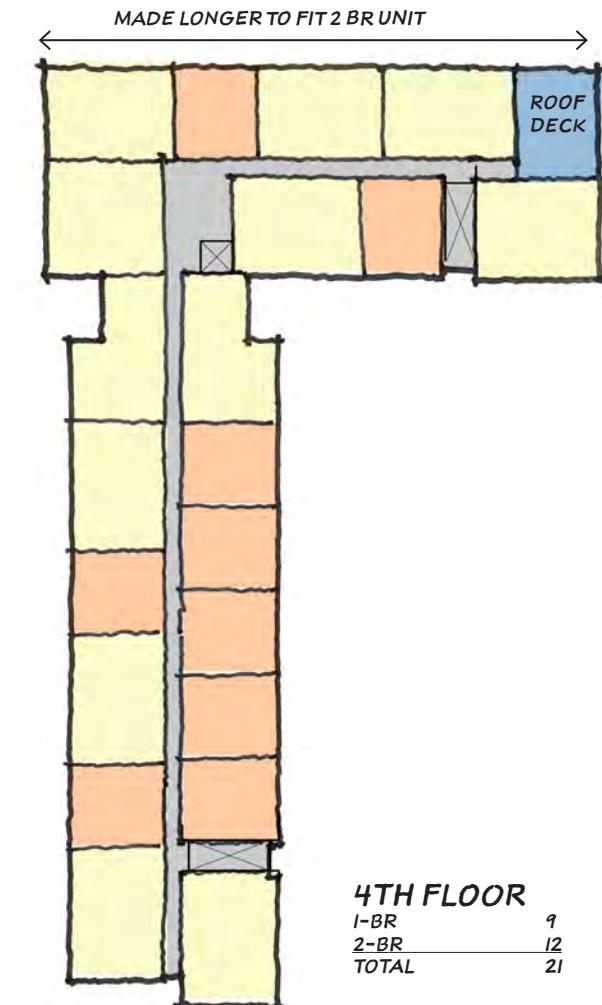
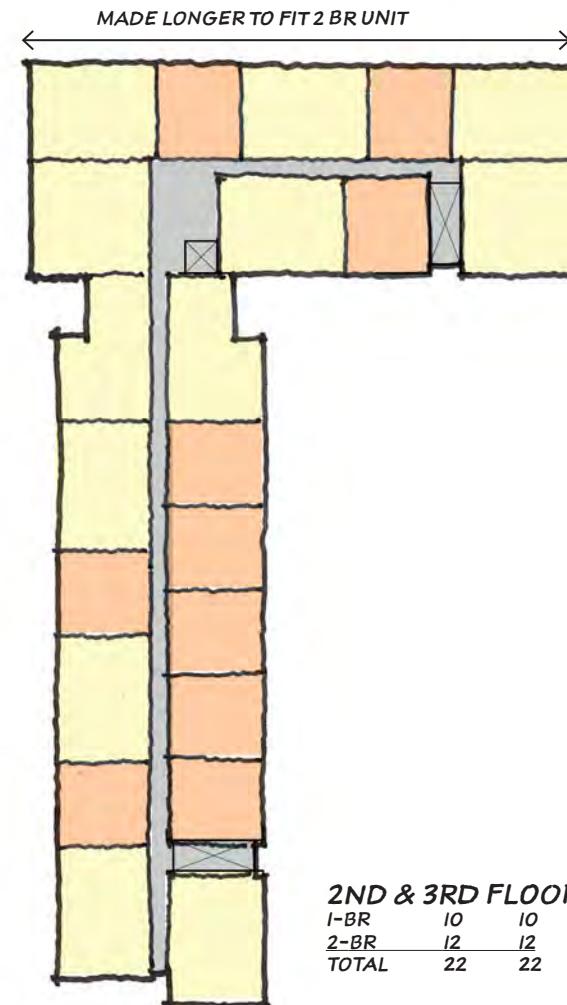
TYPICAL UNITS SIZES  
2-BR 1215 SF 30' X 40'  
1-BR 750 SF 30' X 25'

TOTAL

38	1-BR	(48%)
42	2-BR	(52%)
80 UNITS TOTAL		

## LEGEND

- TENANT AMENITIES
- CIRCULATION
- 2-BR UNIT
- 1-BR UNIT



Scale 1" = 60'-0"  
0' 15' 30' 60' 120'



# AROUND TOWN

## MANSARD

- Breaks down scale & creates a stately roofline
- Adds height and bearing/roof complexity



CROCKER HOUSE, NEW LONDON, CONN.

## CROCKER HOUSE

Image Source: <http://newlondonlandmarks.org/NLLguidebook/images/crocker.jpg>

## INDUSTRIAL STOREFRONT

- Allows existing facade to maintain its simplicity & detailing while allowing for contemporary reuse



## WASHINGTON STREET COFFEE

Image Source: Google maps street view

## THE CORNER

- Cube form/ proportions read as a strong anchor volume
- Large overhangs accentuate corner
- Evenly spaced windows create strong composition



## OIC OF NEW LONDON COUNTY

Image Source: Google maps street view

## SYMMETRY

- Symmetry within volumes creates better composition, allows everything to hang together



## MAGNET SCHOOL

Image Source: Google maps street view

# CLADDING AND COVERINGS

## CHAPTER 1



Used at top floor of L-Building and at Parkside (could also be horizontal siding)

BUNKHOUSE\_FIBER CEMENT SIDING

the top

the base



Modern interpretation needs to not copy, but relate

BUNKHOUSE\_GRANITE SIDING

## CHAPTER 2



Brick patterns are designed to relate, but also can't hit the same level of intricacy

BRICK\_COLOR AND PATTERNING

the postcard view



Steel structure will need to be limited in scope

CROCKER HOUSE\_FIRST FLOOR COLONNADE

## CHAPTER 3



Planar, more modern aesthetic

CORRUGATED METAL SIDING

the waterside/east

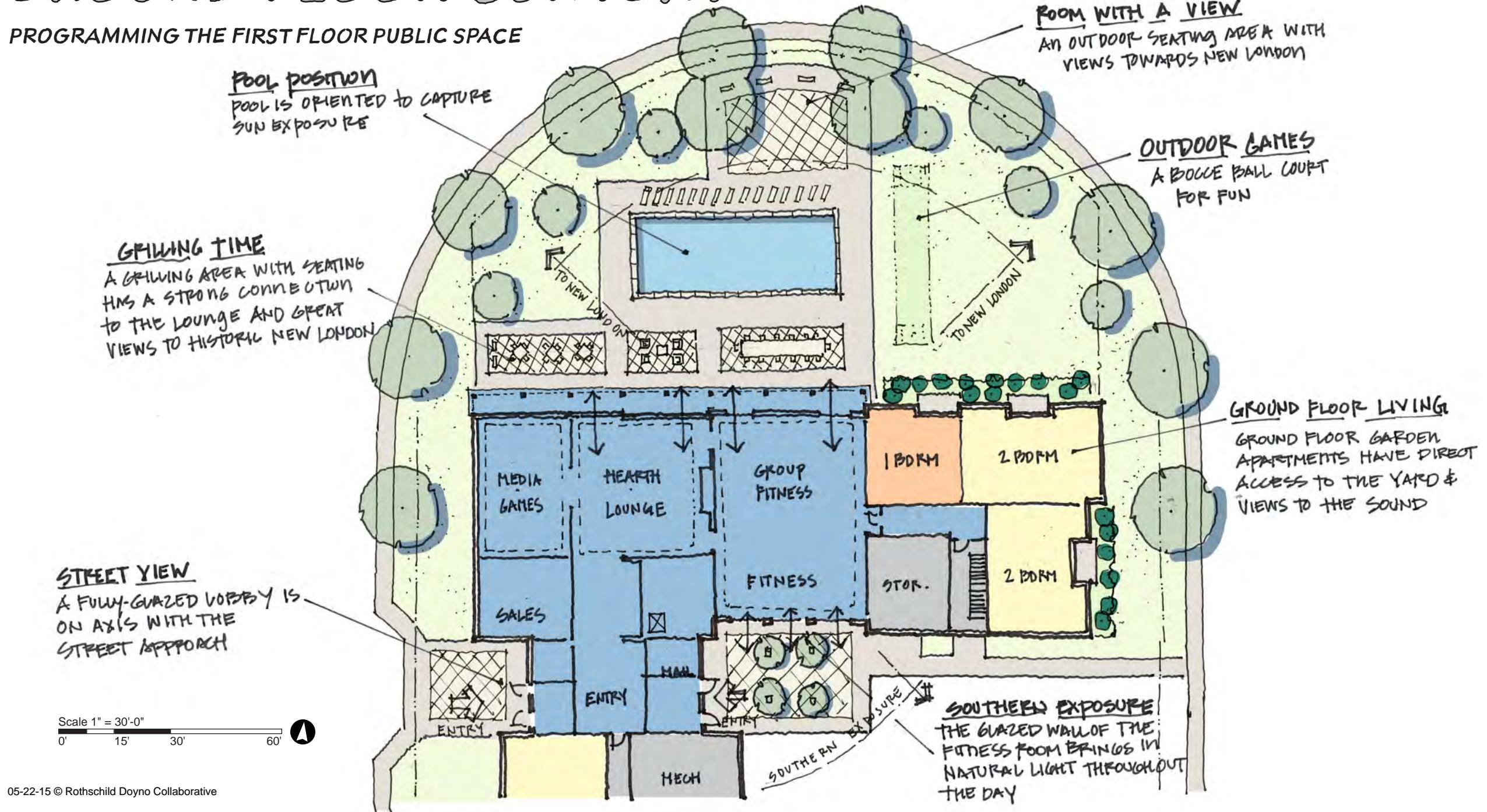


Metal panel is available in many scales and designs to provide varied design

METAL SIDING\_WIDE PROFILE

# GROUND FLOOR CONTEXT

## PROGRAMMING THE FIRST FLOOR PUBLIC SPACE



# THE POSTCARD VIEW

## STEPPING DOWN

Corner roof deck allows for the best views while also stepping down mass to townhouses



## PORCHES AT EVERY UNIT

Create great amenity that overlooks river

## PEDESTRIAN FRIENDLY

Colonnade creates indoor/outdoor space & allows for movement around site.

## TURN THE CORNER

Respond to site forces by creating a volume at the corner  
• Relates to 1 Chelsea

# LONG STORY SHORT

RECONCILING SITE FORCES THROUGH THE LONGEST ELEVATION

SIMPLER MASSES: Relates to the fort with stone/granite base, more repetition in masses, vertical penetrations



TURNING THE CORNER

Matches postcard corner

SPECIAL ENTRY

Allows for the industrial feel to peek through and announce entry

THE "DRUMBEAT"

Simple elevation composition ties the building together



MEET THE FORT

South end masonry other aesthetics

INDUSTRIAL FEEL

Flatter, more contemporary materials relates to riverfront while also allowing more investment in other elevations. Balconies are projected

parking entry similar to front



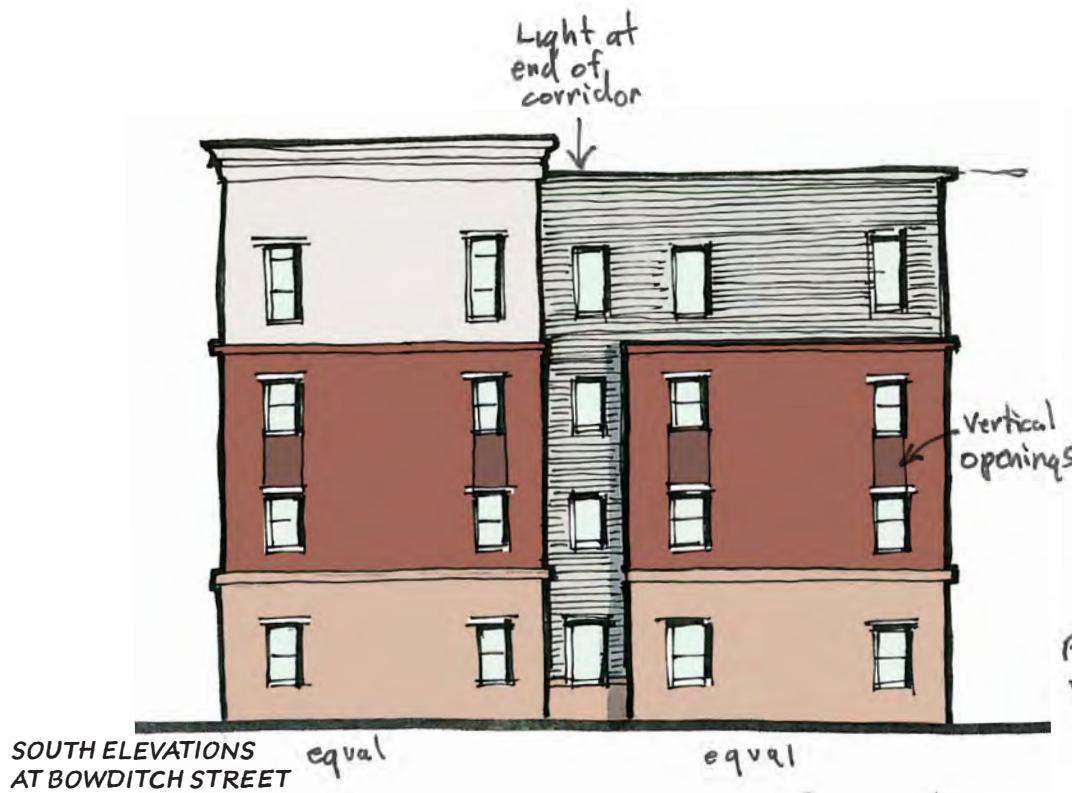
DOWN TO THE RIVER

Scale comes down at riverfront

Scale 1/32" = 1'-0"  
0' 16' 32'

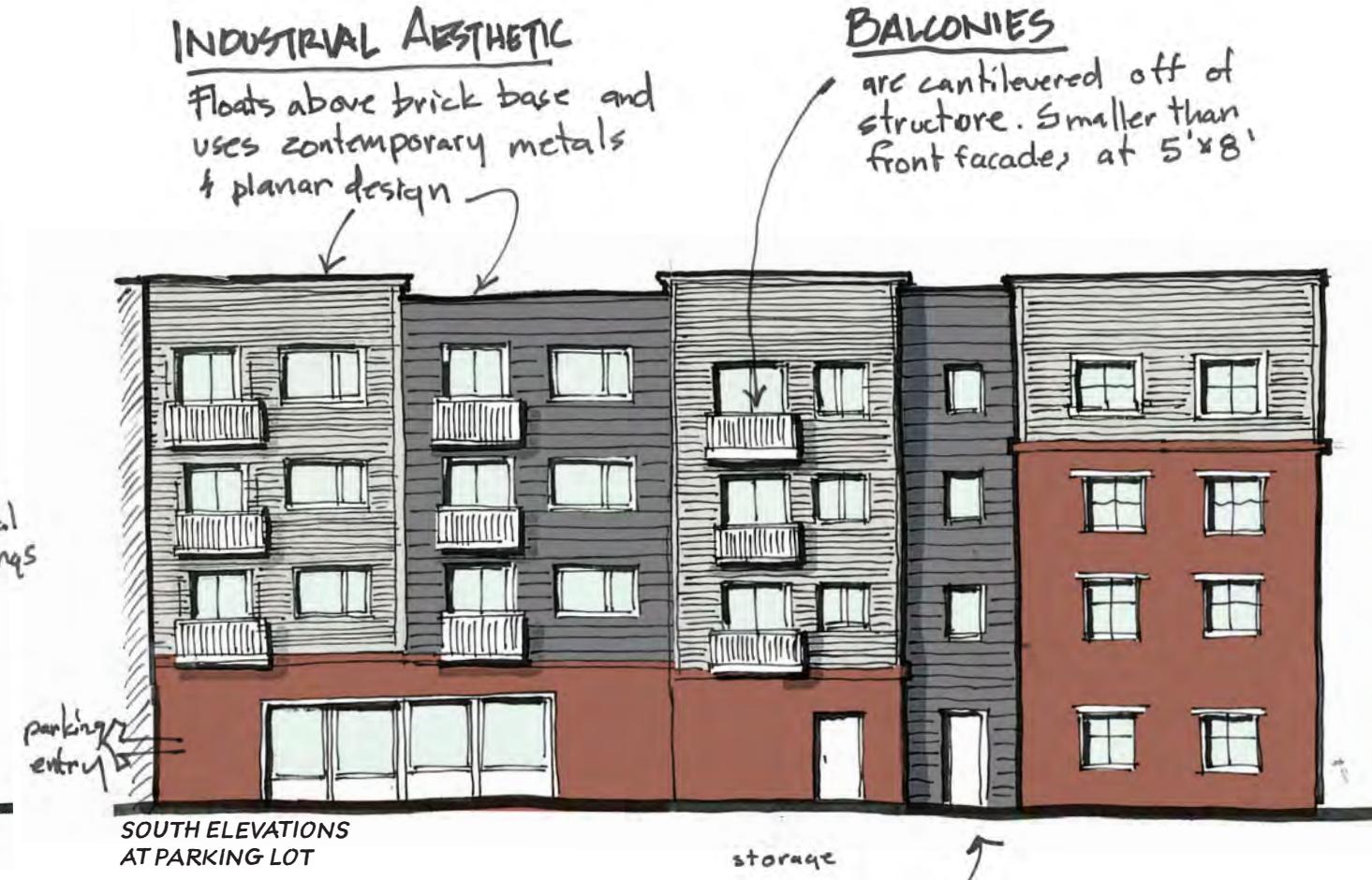
# LOOKOUT FROM THE FORT

## SOUTH ELEVATIONS



EAST ST ELEVATION  
Top is fiber cement

PARKING ELEVATION  
Top is corrugated metal



FITNESS AREA  
Lots of light allows for southern exposure and visibility through building

STAIR TOWER  
Does not announce itself as an entry

Scale 1/16" = 1'-0"  
0' 8' 16' 32'

# RIVERVIEW APARTMENTS

PRIME UNITS WITH VIEWS OF DOWNTOWN

## PRIME PORCH PANORAMAS:

Roofed porches provide weather protected areas to overlook the city



WATER SIDE ELEVATION  
SCALE = 1/16" = 1' - 0"

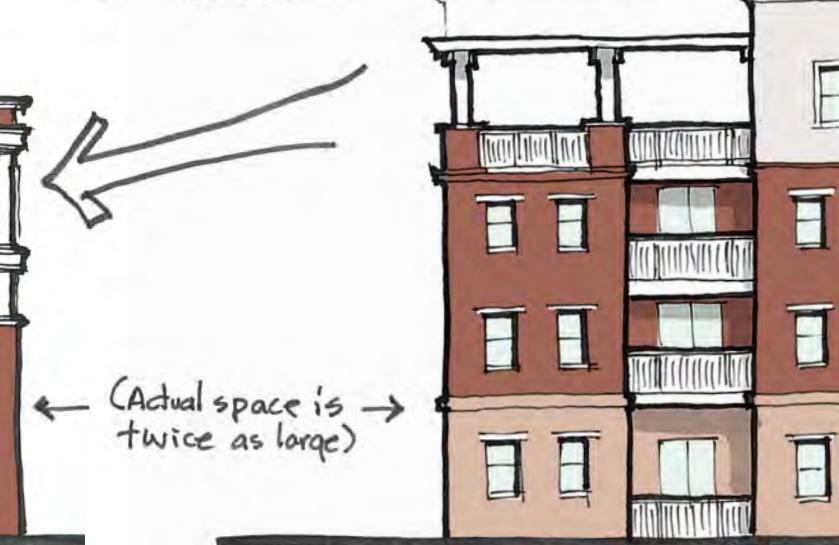


## LAWN ENTRY

Allows for direct grade access for ground floor units

## SCALING DOWN:

Four story apartment building steps down to the scale of the townhomes



POST CARD VIEW ELEVATION

## PICKING UP PATTERNS

Townhomes use the same basic patterns of the Postcard elevation, but with a new porch type on top of them.

# BUNKHOUSE v.2015.0



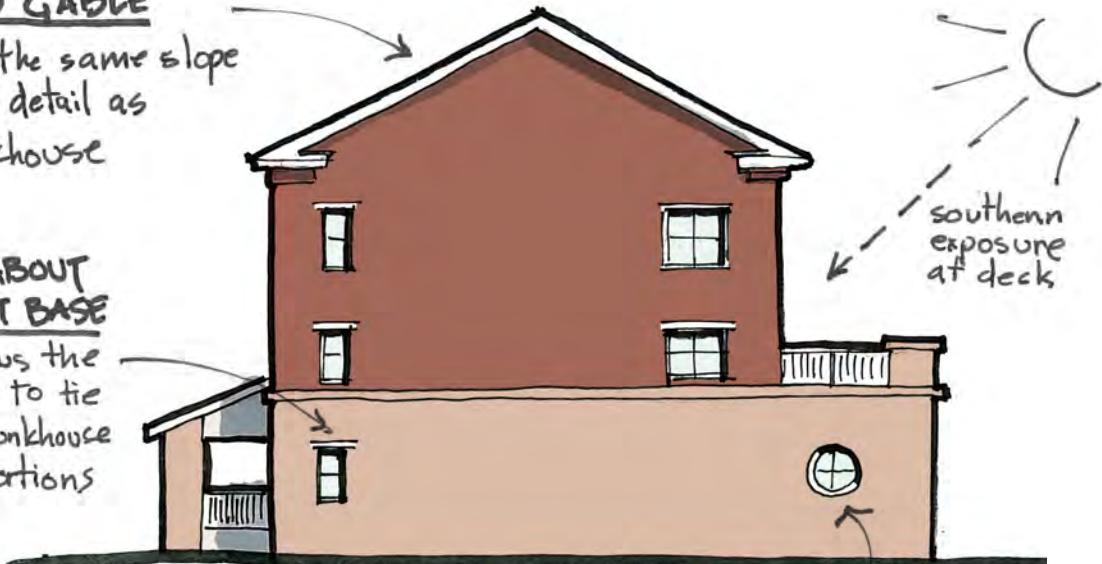
FACING BUNKHOUSE ELEVATION



END GABLE

## END GABLE

Has the same slope and detail as bunkhouse



PARKSIDE SIDE ELEVATION

## WINDOW PATTERNS

Create localized symmetry comparable to bunkhouse



PARKSIDE FRONT ELEVATION

Scale 1/16" = 1'-0"  
0' 8' 16' 32'

ENTRY PORCH draws off of visitor center language

BUILDING PROPORTION relates strongly to bunkhouse